

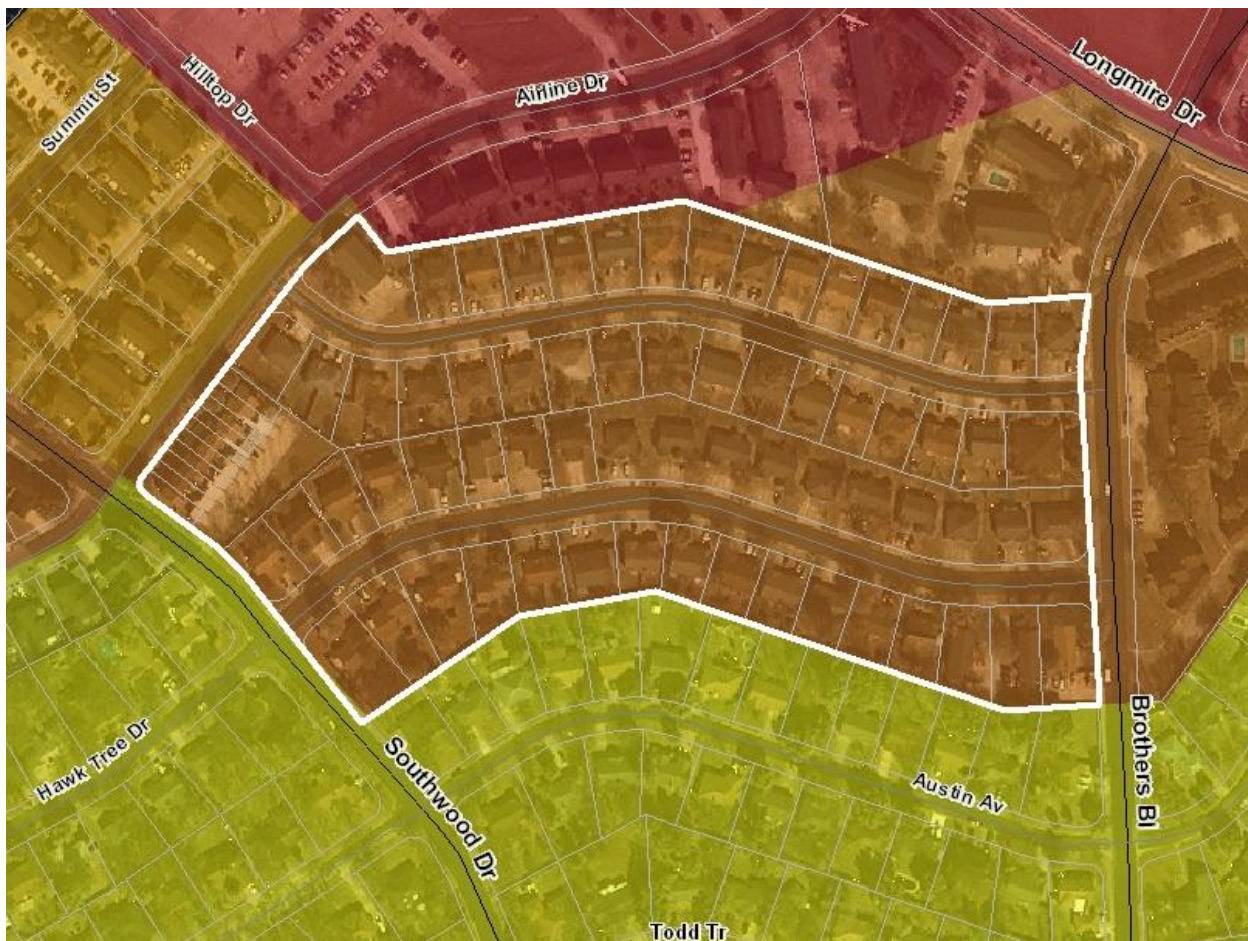
Zoning Change Area 1

Description: The properties in this area are duplexes developed as part of Southwood Valley along Hawk Tree Drive and Hillside Drive. The Land Use Plan designates this area as Urban.

Existing Zoning: R-6, High Density Multi-family (allowable density of 30 dwelling units/acre)

Possible Zoning Change: R-2, Duplex

Reason for change: The existing zoning on the properties would allow for more multi-family units than currently exist. An R-2 zoning district would still allow duplexes, but would reduce the density that would be allowed if this area redeveloped.



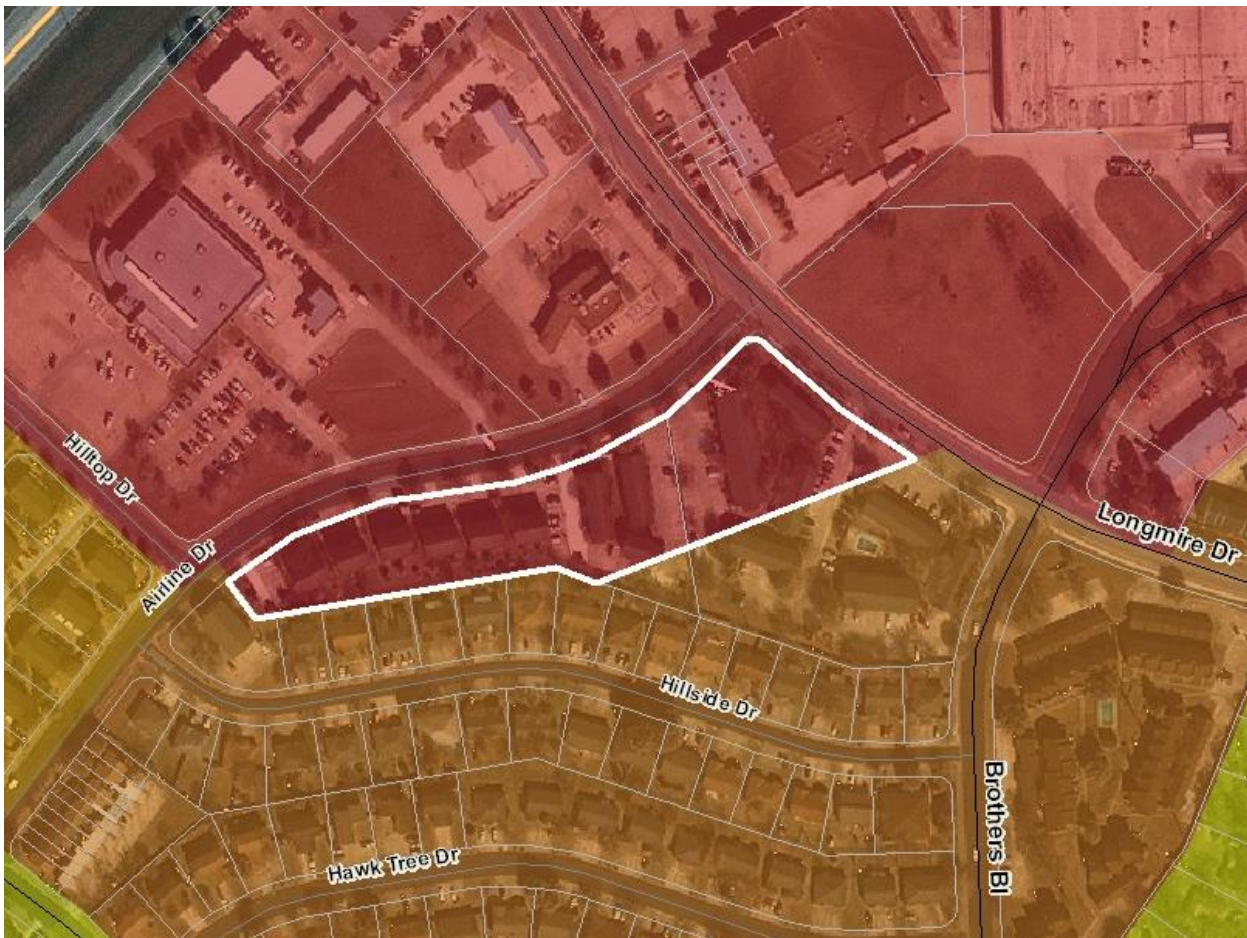
Zoning Change Area 2

Description: Property is developed as apartments. The Land Use Plan designates this area as Urban.

Existing Zoning: C-1, General Commercial

Possible Zoning Change: R-6, High Density Multi-Family

Reason for change: The tract is not in compliance with the existing zoning. A rezoning to R-6 would bring the site into compliance with the existing use, surrounding zoning, and the Land Use Plan.



Zoning Change Area 3

Description: This area is made up of several homes on Capistrano Court. The Land Use Plan designates this area as Neighborhood Conservation, and the cul-de-sac is part of Southwood Forest subdivision.

Existing Zoning: R-4, Multi-family

Possible Zoning Change: R-1, Single-Family

Reason for change: The existing zoning on the property is not compatible with the Neighborhood Conservation district and allows the redevelopment of the properties to duplex or other multi-family uses. A zoning change to R-1 would maintain the existing single-family nature of the street.



Zoning Change Area 4

Description: This area is made up of several homes on Callie Court. The Land Use Plan designates this area as Neighborhood Conservation, and the cul-de-sac is the Callie Subdivision, but was originally part of Southwood Terrace.

Existing Zoning: R-4, Multi-family

Possible Zoning Change: R-1, Single-Family

Reason for change: The existing zoning on the property is not compatible with the Neighborhood Conservation district and allows the redevelopment of the properties to duplex or other multi-family uses. A zoning change to R-1 would maintain the existing single-family nature of the street.



Zoning Change Area 5

Description: Properties are developed as a veterinary clinic and gas station. The gas station is accessible from Wellborn Road, a primary image corridor. Both properties are designated as Suburban Commercial on the Land Use Plan.

Existing Zoning: C-1, General Commercial

Possible Zoning Change: Suburban Commercial Image Corridor Overlay

Reason for change: The existing uses on site are generally compatible with Suburban Commercial, although a gas station of the size of the existing facility would not be encouraged under a new development scenario. The existing zoning of C-1 allow some uses that may not be compatible with adjacent single-family uses, however, the size of the lots, and that these are recent developments would prohibit more dense commercial redevelopment in the near future. A Suburban Commercial Image Corridor Overlay could be developed for properties that have existing C-1 zoning, but because of proximity to single-family may need to meet criteria that would be found in a Suburban Commercial zoning district, like height, roof type, or landscaping to bring a more residential feel to the commercial development.



Zoning Change Area 6

Description: Property is developed as a worship facility for the Church of Jesus Christ of Latter-Day Saints. The property is designated as Neighborhood Conservation.

Existing Zoning: R-4, Multi-family

Possible Zoning Change: R-1, Single-Family

Reason for change: The existing church is compatible with both the existing zoning and the Future Land Use Plan as worship facilities are allowed within all zoning districts and character classes. The existing zoning, however, would provide for an opportunity to redevelop the site for multi-family uses if the existing facility were to relocate. A rezoning to R-1, Single-Family would not adversely impact the worship facility, and would maintain single-family uses on the property if it were to redevelop.



Zoning Change Area 7

Description: The existing properties are a mix of existing mini-storage use, retail use, and vacant land. The properties are designated as Suburban Commercial on the Land Use Plan.

Existing Zoning: C-1, General Commercial and A-O, Agricultural Open

Possible Zoning Change: Suburban Commercial Image Corridor Overlay

Reason for change: The existing retail uses on site are generally compatible with Suburban Commercial. The existing zoning of C-1 allow some uses that may not be compatible with adjacent single-family uses, however, the depth of the lots and existing height restrictions would limit many of the larger commercial uses. A Suburban Commercial Image Corridor Overlay could be developed for properties that have existing C-1 zoning, but because of proximity to single-family may need to meet criteria that would be found in a Suburban Commercial zoning district, like height, roof type, or landscaping to bring a more residential feel to the commercial development.



Zoning Change Area 8

Description: The existing properties are a mix of existing nursing home use, worship use, and vacant land. The properties are designated as Suburban Commercial on the Land Use Plan.

Existing Zoning: R-4, Multi-family, A-O, Agricultural Open, and A-P, Administrative Professional

Possible Zoning Change: Suburban Commercial

Reason for change: The existing uses on the site are not incompatible with the existing zoning; however, the existing R-4 zoning would allow for multi-family development on the tracts developed as nursing homes. Additionally, the worship facility property is zoned A-O and is not in compliance with the Land Use Plan. The vacant A-P property would allow development that may be incompatible with the nearby single-family uses because of a lack of height restrictions and buffer requirements that the property is not subject to because it is not directly adjacent to single-family uses. A Suburban Commercial zoning classification should be placed on the property to ensure development and redevelopment that is compatible with both the surrounding uses and the Land Use Plan.



Zoning Change Area 9

Description: The existing properties are developed as two separate worship facilities

Existing Zoning: R-4, Multi-family

Possible Zoning Change: Suburban Commercial

Reason for change: The existing uses on the site are not incompatible with the existing zoning; however, the existing R-4 zoning would allow for multi-family development on the tracts. A Suburban Commercial zoning classification should be placed on the property to ensure redevelopment that is compatible with both the surrounding uses and the Land Use Plan.

